



1475 Palisado Avenue

1475 Palisado Avenue, Windsor, Connecticut 06095

Property Features

- Easy Highway Access
- 5 Dock Doors
- 600 Amp Service
- Additional Land Area
- Ample Parking
- Close to Hartford and Springfield
- Located on 159 near Windsor Locks



For more information:

Carl Berman CCIM, MICP

877 327 3755 x307 • cberman@naielite.com

Eric Blumenthal, MICP

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For Sale

Industrial



Property Summary

Sale Price:	\$599,000
Lot Size:	4.22 Acres
Building Size:	24,950 SF
Grade Level Doors:	0
Dock High Doors:	5
Ceiling Height:	14.0 FT
Year Built:	1940
Zoning:	W
Market:	Hartford
Cross Streets:	Chase Park
Traffic Count:	2,700

Property Overview

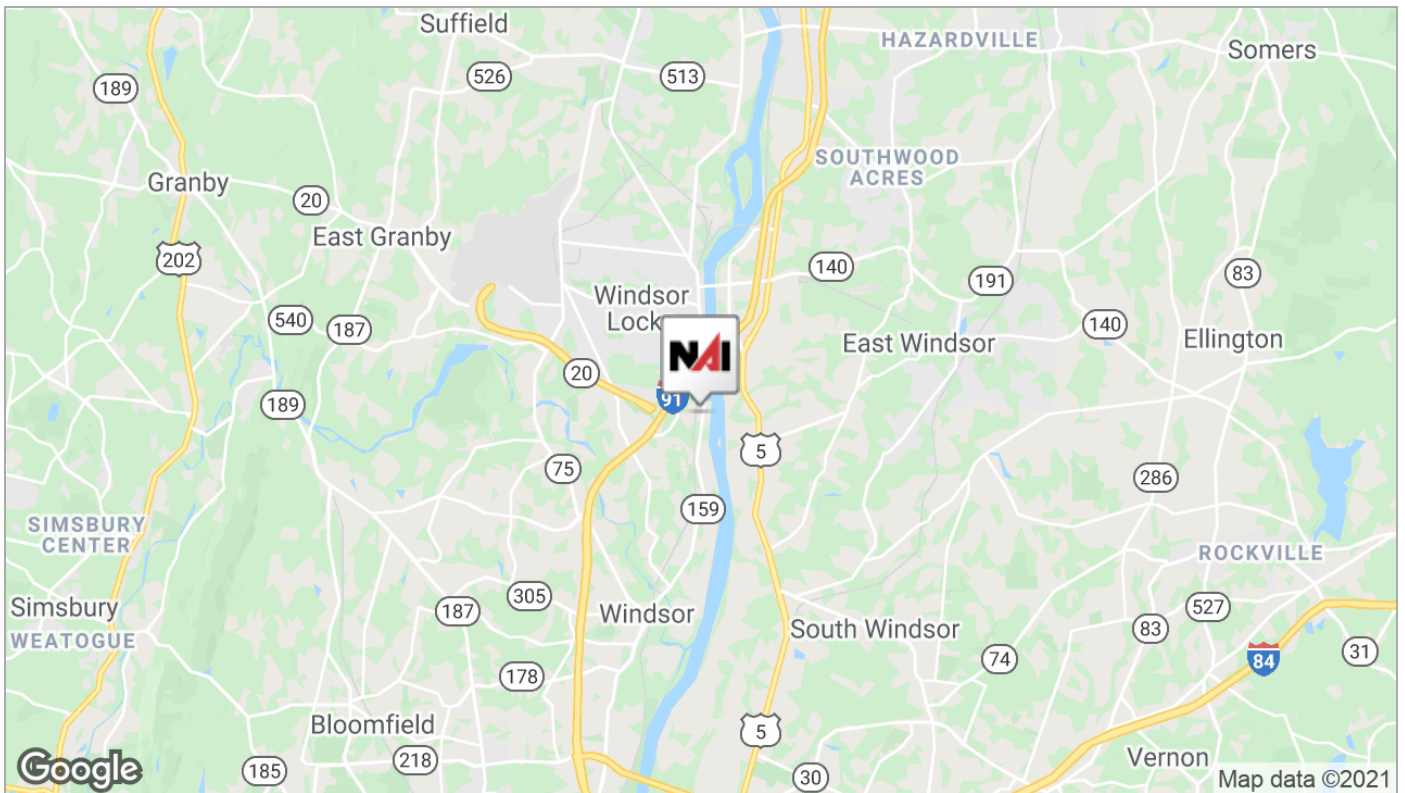
Conveniently located industrial building with 24,950 sq ft of industrial building (per 2002 appraisal) with a very generous 7080 sq ft of office space offering many flexible possibilities. Easy Access to Interstate 91 and Bradley International Airport. The land area is approximately 4.22 acres (per survey dated 2001); this additional land area may allow for future potential building expansion. Concrete block masonry building, the building has 4" insulation around the exterior walls with metal cladding. The roof supports joists are steel and the roof is a flat rubber membrane.

Location Overview

Well located in a mixed-use Industrial section of Windsor, CT, this property has quick and easy access to I-91 and is just minutes from both Hartford and Springfield, MA. Also nearby, sets Bradley International Airport and the busy RT 75 district of Windsor Locks.

For Sale

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Commercial Real Estate Services, Worldwide.

NAI Elite, LLC | 901 Farmington Avenue First Floor, West Hartford, CT 06119 | +1 877 327 3755

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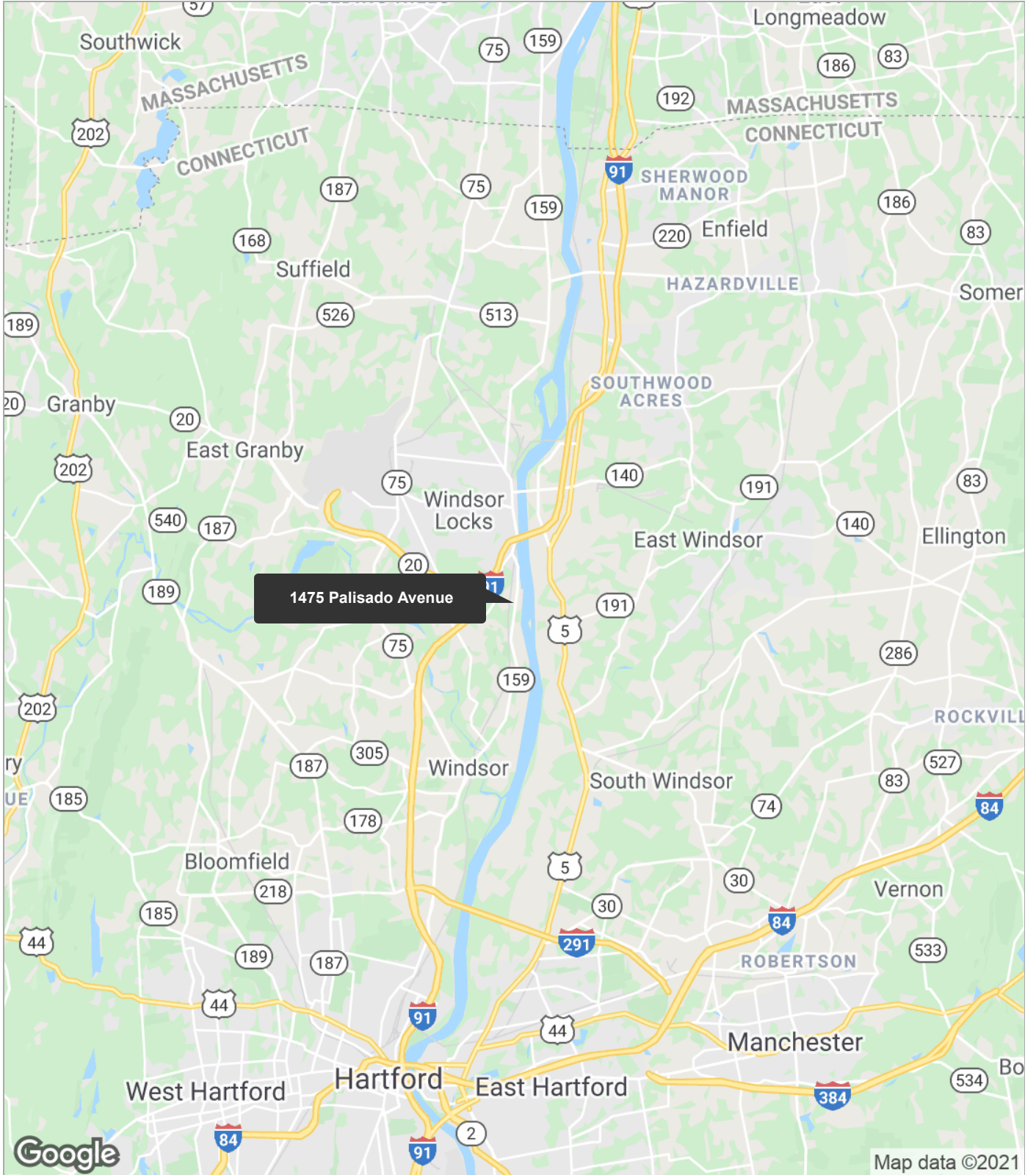
For Sale

Industrial

Property Name:	AIW - Alton, Inc
Property Address:	1475 Palisado Avenue Windsor, CT 06095
Property Type:	Industrial
APN:	M/B/L 60/470/3
Lot Size:	4.22 Acres
Zoning:	W
Rail Access:	Currently no rail spur, property abuts railway tracks
Parking Spaces:	60
Parking Ratio:	3.0
Cross Streets:	Chase Park
Year Built:	1940
Construction Type:	Masonry
Number Of Stories:	2
Foundation:	Concrete
Walls:	Sheetrock
Mezzanine:	Yes
Number Of Units:	1
Ceilings:	Acoustical Ceiling Tiles
Power:	600 amp service
Roof:	Flat Rubber Membrane
HVAC:	Wall unit office area 1st floor, forced hot air warehouse
Column Space:	25.0
Elevators:	None

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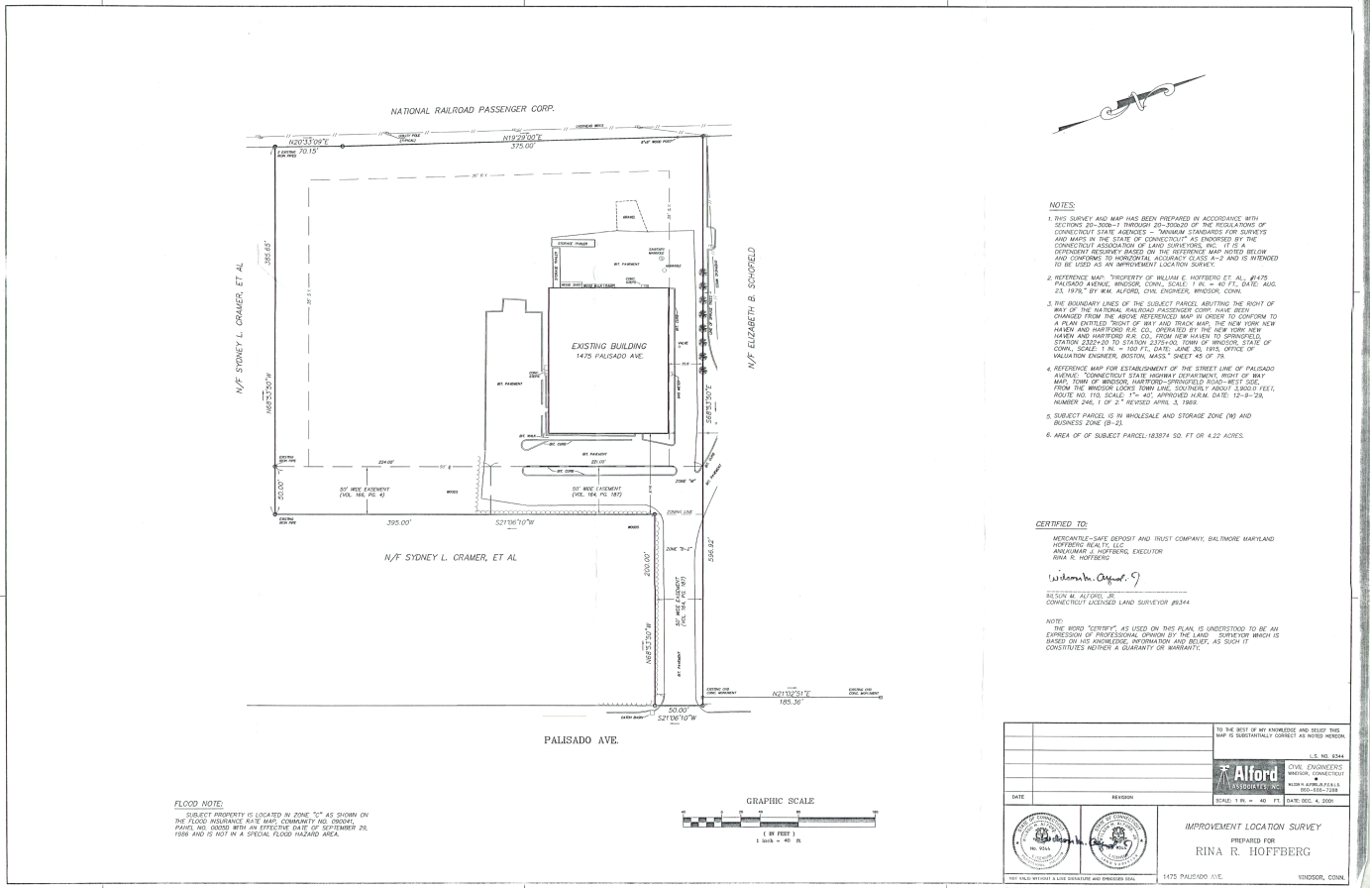
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- NOTES:**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 35-35B-1 THROUGH 35-35B-3 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROFESSIONAL OPINION BASED ON THE REFERENCED MAPS AND BELIEF AND CONFIDENCE IN INSTRUMENTS, ACCORDING CLERK #2 AND IS INTENDED TO BE USED AS AN IMPROVEMENT LOCATION SURVEY.
 2. REFERENCE MAP: "PROPERTY OF WILLIAM E. HOFFBERG ET AL, 1475 PALISADO AVENUE, BRIDGEVIEW, CONNECTICUT, 1 IN. = 40 FT., DATE: AUG. 24, 1974" BY W.M. ALFORD, CIVIL ENGINEER, BRIDGEVIEW, CONNECTICUT.
 3. THE BOUNDARY LINES OF THE SUBJECT PARCEL ADJACENT TO THE RIGHT OF WAY OF THE NATIONAL RAILROAD PASSENGER CORP. HAVE BEEN CHANGED FROM THE ABOVE REFERENCED MAP TO CONFORM TO A PLAN DATED "JULY 20, 1981" AND "JULY 20, 1981" BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM THE RAILROAD TO SPRINGFIELD STATION, 2329-50 TO STATION 2329-00, TOWN OF BRIDGEVIEW, STATE OF CONNECTICUT, 1 IN. = 100 FT., DATE: APRIL 26, 1981, OFFICE OF MALCOLM ENGINEER, BOSTON, MASS. SHEET 45 OF 78.
 4. REFERENCE MAP FOR ESTABLISHMENT OF THE STREET LINE OF PALISADO AVENUE: "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY AND TOWN OF BRIDGEVIEW, HARTFORD-SPRINGFIELD HIGHWAY, FROM THE WINDSOR LOCKS TOWN LINE, SOUTHERLY ABOUT 1800 FT. EASY, ROUTE NO. 170, SCALE: 1" = 40' APPROXIMATE, MAP DATED: 12-18-78, NUMBER: 26, 1 OF 2," REVISED APRIL 3, 1988.
 5. SUBJECT PARCELS IS IN WHOLESALE AND STORAGE ZONE (W) AND BUSINESS ZONE (B-2).
 6. AREA OF SUBJECT PARCEL: 183874 SQ. FT OR 4.22 ACRES.

CERTIFIED TO:
MERCANTILE-SAVE DEPOSIT AND TRUST COMPANY, BALTIMORE, MARYLAND
REFUSED HEALTH LLC
ANDREW J. HOFFBERG, EXECUTOR
OF THE ESTATE OF WILLIAM E. HOFFBERG

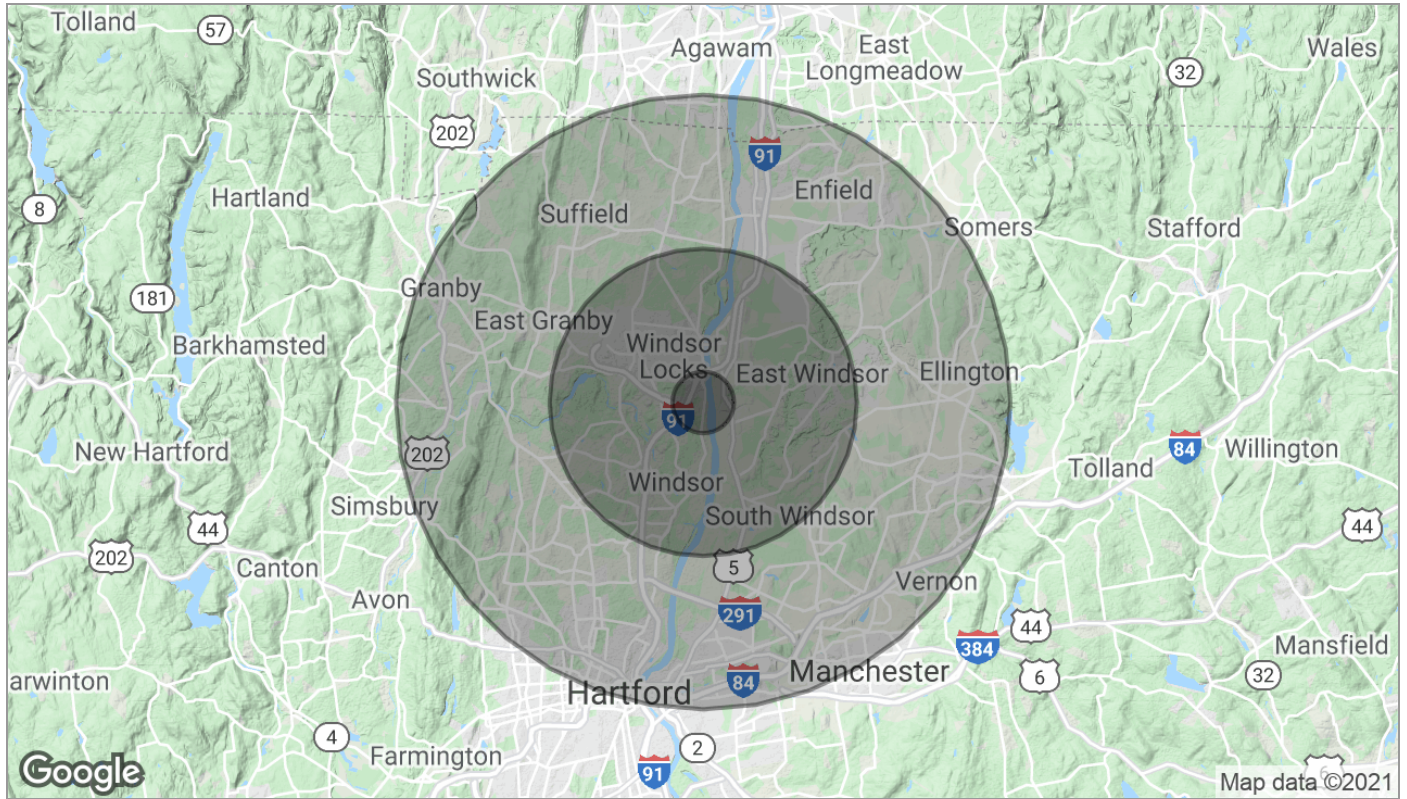
William E. Hoffberg
WILLIAM E. HOFFBERG, JR.
CONNECTICUT LICENSED LAND SURVEYOR #2144

NOTE:
THE WORD "CERTIFY" AS USED ON THIS PLAN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NOTICE A GUARANTEE OF ACCURACY.

TO BE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.	
U.S. NO. 5244	
Alford ASSURITIES, INC.	
CIVIL ENGINEER HARTFORD, CONNECTICUT 100-500-1088 SCALE: 1 IN. = 40 FT. DATE: DEC. 4, 2009	
DATE: _____	REVISION: _____
IMPROVEMENT LOCATION SURVEY PREPARED FOR: RINA R. HOFFBERG	
1475 PALISADO AVE. BRIDGEVIEW, CONNECTICUT	

For Sale

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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,731	60,054	331,763
MEDIAN AGE	42.7	42.4	38.6
MEDIAN AGE (MALE)	42.4	41.4	37.0
MEDIAN AGE (FEMALE)	43.5	43.7	40.0
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,118	23,875	125,150
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$81,544	\$83,039	\$77,186
AVERAGE HOUSE VALUE	\$234,347	\$246,124	\$257,833
Race	1 Mile	5 Miles	10 Miles
% WHITE	80.0%	78.1%	61.8%
% BLACK	10.2%	12.6%	25.6%
% ASIAN	6.2%	5.2%	4.3%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	1.8%	2.4%	5.7%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	6.6%	5.9%	11.5%

* Demographic data derived from 2010 US Census